

## MEETING MINUTES OF THE COOK COUNTY LAND BANK AUTHORITY BOARD OF DIRECTORS

**September 20, 2019**

Board of Directors of the Cook County Land Bank Authority met pursuant to notice on September 20, 2019 at 10:00 AM at the Cook County Administration Building, 69 West Washington, 22<sup>nd</sup> Floor, Suite "B" Chicago, Illinois 60602.

### I. Call to Order and Roll Call

Chairman Gainer called the meeting of the Board of Directors to order.

**Present:** Directors Flores, Friedman, Gainer, Holmes, Limas, Ostenburg, Richardson, Reifman, and Stewart (9)

**Absent:** Planey, Sherwin, Smith, Ware (4)

Also Present: **Robert Rose** (*CCLBA Executive Director*)

Others Present: **Bob Benjamin** (*Cook County Treasurer's Office*), **Anthony Blakely** (*Cook County Land Bank Authority*), **J. Blue** (*Concerned Citizen*), **Caries Callahan** (*5<sup>th</sup> Group Realty*), **Natasha M. Cornog** (*Cook County Land Bank Authority*), **Dominic Diorio** (*Cook County Land Bank Authority*), **Darlene Dugo** (*Cook County Land Bank Authority*), **Gene Kelley** (*Cook County Land Bank Authority*), **Dayoon Kim** (*University of Chicago@Illinois*), **Nykea P. McGraff** (*Rise Strategy Group*), **Dan Mihalopoulos** (*WBEZ*), **Candice Payne** (*5<sup>th</sup> Group Realty*), **David Rudd** (*Rudd Resources*), **Elisha Sanders** (*Cook County Land Bank Authority*), **Claudette Shivers** (*Cook County Land Bank Authority*), **Alex Simmons** (*Cook County Land Bank Authority*), **Vanessa Stokes** (*City Bureau Documenter*), **Tara Swords** (*Rise Strategy Group*), and **Cindy Williams** (*Cook County Land Bank Authority*)

### II. Public Speakers

Chairwoman Gainer noted there was no public speaker:

### III. Community Partner Award

Executive Director Rose presented Candice Payne with CCLBA's 2019 Community Partner of the Year Award. Candice Payne is a developer who works closely with CCLBA. Candice spearhead the efforts to house 122 homeless people in hotels during the 2018 polar vortex.

### IV. Executive Director's Report (Robert Rose)

Director Rose gave an update of announcement

- Xochitl Flores, Cook County Bureau Chief of Economic Development has been appointed to CCLBA Board of Directors, replacing Director Jay Stewart
- The 500<sup>th</sup> Rehab Celebration will take place in November 2019.
- CCLBA's third Home Giveaway winner will be announced on Friday, October 18, 2019; over 15,000 entries were received for this drawing.

### **Core Business Activities**

CCLBA 2019 Acquisition goal is to acquire 500 properties, CCLBA is at 42% of goal having acquired 208 properties, 130 properties have been Disposed, which is 65% of set goal of 200 disposed properties, Demolition goal for 30 demolitions will fall short, due to a late start of the Franklin Park project, 7 properties have been demolished. 126 rehabs have been completed, with 361 rehabs in progress.

CCLBA does not complete the rehabs. Rehabs are completed by developers; developers buy from CCLBA and resell completed rehab properties to homeowners.

### **Cumulative Core Business Outcomes**

This number represents the change between the value of the property pre-Land Bank involvement and post rehab. This number is an accumulative number as of August 31, 2019; \$64 million dollars of wealth has been created in these neighborhoods through CCLBA's intervention. CCLBA's goal is to reach \$72 million dollars for the year.

Director Holmes: Is there away to capture how much the balance sheet of these small real estate companies are growing, changing, and increasing? Chairman Gainer: this is captured in aggregate by measuring the property tax increases.

Chairman Gainer: There is a second increase; which is the wealth creation of the developers creating the project and a third increment is the taxes being collected on the community wealth value. That's a recurring number every year.

Director Monocchio: Suggested that the amount of increase be differentiated between the city and the suburbs.

Executive Director Rose: CCLBA planned to form a five-year longitudinal study to see the efficiencies of the Land Banks programs including the suggested components.

### **Cumulative Core Business Activities**

Since inception through August 31, 2019, CCLBA has acquired overs 1,300 properties, Disposed 866 properties, currently have 434 properties in inventory, Demolished 124 properties, completed 505 Rehabs (this number includes commercial/industrial and redeveloped vacant land), and 460 properties have been reoccupied.

### **Acquisitions & Dispositions Breakdown**

This chart displays a monthly trend line of acquisitions and dispositions. The majority of acquisitions have shifted from NCST. Fannie Mae is no longer putting their properties through NCST.

### **Current Inventory Breakdown**

Total of 202 (46.5%) Vacant parcels, 203 (46.8) Residential structures, and 29 (6.7%) Commercial/Industrial structures. As the Scavenger Sales properties come through there will be more of a split 40% Vacant parcels, 40% Residential, and 20% Commerical/Industrial.



Director Holmes: Is there a significant amount of vacant land that been identified as not developable? Executive Director Rose: Through the Scavenger Sale process, CCLBA have eliminated a lot of unbuildable, easements, alleys, and things of that nature to get to developable land.

Director Friedman: Can you add color to any creative place making utilizing vacant land? Executive Director Rose: CCLBA donated vacant land at the corner of 75<sup>th</sup>/Stewart (a troublesome area) to MASK (Mothers Against Senseless Killings) a non-profit organization that purchased and setup shipping container that are serving as shelters on the vacant land to help promote peacekeeping efforts, feeding the neighborhood kids, and providing after school activities. Community gardens have been created utilizing the vacant land.

Director Ostenburg: Is it better to focus on residential structures or the vacant land in terms of how CCLBA deploys resources? Executive Director Rose: For residential structures, CCLBA has a good infrastructure in place; with access to 422 developers. CCLBA's first emphasis is to triage the vacant lots; making sure the grass is cut, it clean, and it isn't detrimental to the neighborhood until someone comes to purchase it. Vacant land will be bank/held longer.

#### **Current Acquisition Projects**

- Metropolitan Water Reclamation District (MWRD) and Robbins – Help with the building of a larger retention pond.
- Franklin Park Buyout Program – Flood Mitigation
- Chicago Transit Authority (CTA) – Red Line Expansion

#### **Tax Certificate Program**

CCLBA is utilizing this program to receive properties into the Land Bank and unlock development in communities with high vacancy. Chairman Gainer and Executive Director Rose gave an overview of the annual tax sale and scavenger sale, intricate processes, and the two-and-a-half year redemption period.

#### **FY2019 Focus**

CCLBA is on track to with Acquisitions and Dispositions, CCLBA will continue to work through the Scavenger Sale and Homebuyer Direct Program which has good demand. An Offer has been made to fill the Asset Manager position, RFQ's have been published to bring on more landscaping and preservation vendors.

#### **V. FY2020 Budget Presentation**

Executive Director Rose presented 2020 Budget Highlights, gave overview of CCLBA FY2020 Budget Summary (Operating/Grant funds), and FY2020 Performance Targets.

#### **VI. Approval of Cook County Land Bank Authority 2020 Budget along with Resolution for Continuing Appropriations**

Director Friedman seconded by Director Holmes moved to approve Cook County Land Bank Authority 2020 Budget along with Resolution for Continuing Appropriations. **The motion carried unanimously.**

**VII. Approval to Enter into a Purchase Sales Agreement with Revive 6300 for the Washington Park National Bank Building-6300 S. Cottage Grove, Chicago, IL**

Director Richardson seconded by Director Monocchio moved to approve to Enter into a Purchase Sales Agreement with Revive 6300 for the Washington Park National Bank Building-6300 S. Cottage Grove, Chicago, IL. **The motion carried unanimously.**

**VIII. Consent Agenda**

Director Holmes, seconded by Director Flores, moved to approve the consent agenda which includes:

- a. Approval of June 21, 2019 Cook County Land Bank Board of Directors meeting minutes. **The motion carried unanimously.**

**IX. Chairman Report (Commissioner Bridget Gainer)**

- Chairman Gainer is very much interested in how CCLBA could partner with Fannie Mae and Freddie Mack regarding vacant inventory.
- Suggested having a separate meeting to discuss the ways to change/streamline the Scavenger Sale process.
- Excited to create system change by opening up the redevelopment process to small developers
- Staying cognizant with managing the absorption and maintaining the flow.

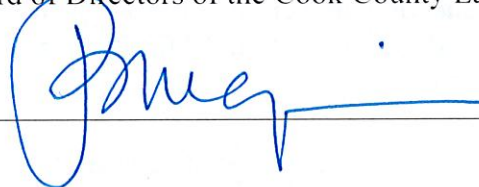
**X. Adjournment**

Director Richardson, seconded by Director Monocchio moved to adjourn. **The motion carried unanimously and the meeting was adjourned.**

**XI. Executive Session**

No need to enter into executive session.

Respectfully submitted,  
Board of Directors of the Cook County Land Bank Authority



Attest.



Director Osterburg, Secretary